

**Borough of Watchung
Planning Board Meeting
March 17th , 2015 Minutes**

Chairman Schaefer called the meeting to order at 7:30 p.m. The Chair called for a roll call. Present at the call of the roll were:

(X)Chairwoman Schaefer (A)Mr. Boyd (X)Mr. Desnoyers ()Mr. Ellis (X)Mr. Haveson
(X)Councilwoman Joren (X)Mrs. Pennett (X)Mayor Pote (X)Mr. Speeney
(X)Mr. Hartmann (X)Ms. Spingler.

Linnus (X) Herits (X)

Chairwoman Schaefer indicated that there was a quorum to conduct business and stated that this meeting was being held in compliance with N.J.S.A. 10:4-6 of the Open Public Meetings Act and proper notification of this meeting has been made.

The Chair asked for a motion to waive the reading and approve the minutes of the meeting of February 17th 2015, the motion was moved by Mr. Boyd, seconded by Mrs. Pennett and carried on a voice vote. Mr. Haveson, Mrs. Pennett and Mr. Boyd did not vote.

The Chair called for the first item on the agenda, Ms. Cunha's concept plan review for a lot line adjustment to her property. Mr. Linnus explained a concept plan review is informal and no action would be taken because there is no application pending. Ms. Cunha resides at 15 Birchwood Lane Block 6909 Lot 25 and also owns the property behind her, Block 6909 Lot 28, which they rent. Her rear yard set-back is pre-existing non-conforming and she is looking to make it conform to our zoning as well as trying to gain future access for the house on Lot 28. Chairwoman Schaefer suggested if Ms. Cunha would like to pursue this then she should submit a formal application and thanked her for coming in. Mr. Ellis arrived at 7:46p.m.

The Chair explained BJs Wholesale Club PB14-02 would be carried until April 21st as we received their new plans late and there was not enough time for our engineer to review them. Chairwoman Schaefer asked for a motion in the affirmative to continue BJs PB14-02 until April 21st with notice. It was moved by Mr. Ellis seconded by Mr. Haveson and the Chair called for a roll: Mr. Boyd – yes, Mr. Desnoyers – yes, Mr. Ellis – yes, Mr. Haveson – yes, Councilwoman Joren – yes, Mrs. Pennett – yes, Mayor Pote – yes, Mr. Speeney – yes, Mr. Hartmann – yes, Ms. Spingler – yes, Chairwoman Schaefer – yes.

The Secretary called PB14-03 New Cingular Wireless request for 6 month approval of extension. Ms. Fairweather, attorney for the applicant, is requesting 6 months but said it will not take 6 months. She testified to having some issues but now everything has been figured out and they were able to finalize the structural issues once all the carriers decided how many antennas they needed to provide full service. New Cingular is on the board's April 21st agenda and our extension runs out tomorrow, so she is requesting

an extension until after our April 21st meeting agenda. She asked for 6 months because general six months is how we do it but if the board wants to grant two months that's fine too. The Chair opened it up to the board for questions. Mr. Speeney questioned why they were asked to leave PSE&G's pole and Ms. Fairweather stated for the record they were NOT asked to leave PSE&G, however there were a lot of issues with being on public services pole which will be part of my proof next month. Mr. Speeney asked if there would be someone present from PSE&G and Ms. Fairweather said PSE&G does not come to the hearings, but there will be professional testimony with regard to that issue. The Chair seeks a motion in the affirmative to extend New Cingular temporary approval until September 18, 2015, with no further notice, it was moved by Mr. Ellis and seconded by Mr. Haveson, the Chair called for a roll, Mr. Boyd – yes, Mr. Desnoyers – yes, Mr. Ellis – yes, Mr. Haveson – yes, Councilwoman Joren – yes, Mrs. Pennett – yes, Mayor Pote – yes, Mr. Speeney – yes, Mr. Hartmann – yes, Ms. Spingler – yes, Chairwoman Schaefer – yes.

With regard to the Weldon property, Mr. Linnus drafted the formal notice to be served following the notice instructions of the Master Plan for example, to the adjoining municipalities, the county, property owners with 200 feet on Bonnie Burn Road. The Chair asked Maryann to take care of the notice. Councilwoman Joren asked for clarification on the notice and Mr. Speeney's response was it had always been done and in the spirit of transparency and as a courtesy the board notices for minors though it's not required by the Municipal Land Use Law. Mr. Butler, attorney for Weldon asked to be heard on a few matters. He wanted clarification on who was going to get noticed as it was his understanding that only those within 200 feet would be noticed. Chairwoman Schaefer clarified by stating we agreed back in January that the board would notice EVERYONE on Bonnie Burn Road, the adjoining municipalities, and the adjoining counties. Mr. Butler then asked about the scheduling of the hearing with respect to BJs being adjourned in February, and March. The Chair said Weldon would be first on the Agenda for April 21st, because we will have our planner there as well. Secondly, Mr. Butler requested to take the exhibits and agreed to have them back in our office ten days prior to the April 21st meeting. Lastly, he requested a copy of Mr. Healey's report. The Chair opened it to the public, hearing none, the public portion was closed. The meeting was adjourned at 8:15p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Maryann Amiano".

Maryann Amiano
Planning Board Clerk